

## For Sale

### No. 19 The Pines, Roseleigh, Mooncoin, Co. Kilkenny



Beautifully presented three bedroom semi-detached two-storey residence, nicely situated within the private development of Roseleigh in the village of Mooncoin. In excellent condition throughout, the property is within easy reach of Waterford City, Carrick-on-Suir and Kilkenny City via the M9 Waterford to Dublin motorway. The property offers spacious accommodation extending to c.99 sq. m. and comprising of entrance hall, wc, utility room, living room, kitchen/dining area, three bedrooms, one en-suite and main bathroom. Heating is provided by oil fired central heating and all windows are uPVC double glazed throughout. The property benefits from a Tarmac driveway to front for two cars, and with a large rear garden with decking area. For Viewing arrangements, please contact Sole Selling Agents - DNG Thomas Reid Auctioneers on 051-852233

**BER: No. 109770156**

**Asking Price €145,000**

**PSRA Registration No. 002015**

## Accommodation

### **Entrance Hall**

Laminated wood flooring. Radiator cover

### **WC**

Laminated wood flooring. WC. WHB

### **Utility Room**

Laminate wood flooring. Plumbed for washing machine

### **Living Room**

5.45 x 3.54

Carpet flooring. Feature fireplace in sand stone with solid fuel stove. Curtains and blinds to by window.

### **Kitchen/Dining Area**

5.37 x 3.51

Laminated wood flooring. Cream shaker style fitted kitchen. Island unit. Granite work surfaces. Integrated dishwasher. Integrated Fridge Freezer. Stainless steel electric oven and microwave. Radiator cover. Tiled splash back. French doors to rear garden.

### **Stairs and Landing in carpet**

### **Main Bathroom**

1.83 x 1.87

Tiled floor and walls around bath. WC. WHB. Jacuzzi Bath with shower mixer.

### **Master Bedroom**

3.58 x 3.25

Solid oak flooring. Generous double bedroom. Curtains and blinds to window.

### **En Suite**

Tiled floor and walls to ceiling. WC. WHB. T90 electric shower

### **Hot Press**

### **Bedroom 2**

3.01 x 3.81

Carpet flooring. Double bedroom. Curtains and blinds to window.

### **Bedroom 3**

2.41 x 2.71

Carpet flooring. Curtains and blinds to window

### **Garden**

South West facing rear garden in lawn with decking area. Barna shed

### **Features**

In Excellent Condition. uPVC double glazing. Timber frame construction. Tarmacadam driveway to front to accommodate two cars

### **Heating:**

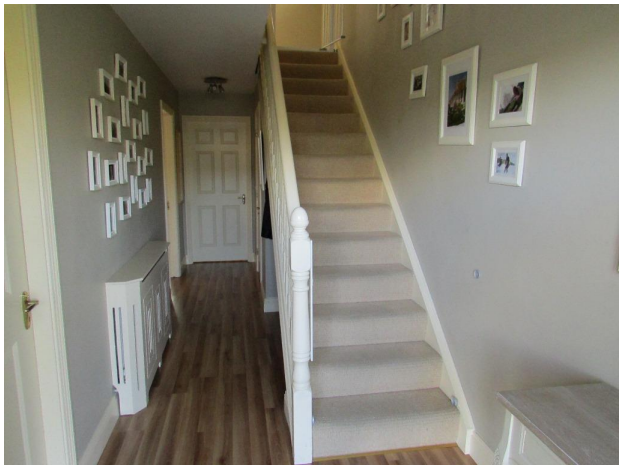
Oil fired central heating

### **BER:**

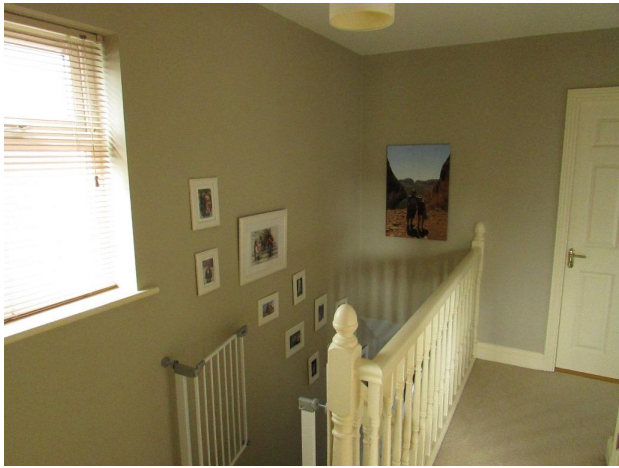
Rating	C1
BER No.	109770156
EPI:	171.14

**Viewing by prior appointment with  
DNG Thomas Reid Auctioneers on 051 852233**

**DNG Thomas Reid Auctioneers PRSA License No. 002015**









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THOMAS REID

**FOR SALE**

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